



EH

EXQUISITE  
HOME

## A SUNNY DISPOSITION

The rural hamlet of Beazley End is in an idyllic location six miles west of Halstead, five and a half miles southwest of Finchingfield and four and a half miles north of Braintree. The nearest station is at Braintree from which regular fast trains run into London Liverpool Street. A network of country roads connects the area and the A131 runs north to Sudbury and south to Braintree. There are village shops in nearby Shalford, Finchingfield and Gosfield, so while Beazley Green is small and rural, it is by no means cut off from amenities, enjoying a delightfully peaceful location in one of the most stunning parts of Essex. This much-improved detached house was built in 1802 when George III was on the English throne. The present owners bought it in 2001 having fallen in love with its delightful location. The house had been in the same family for many years and the owners set about extending and modernising it, while retaining its original charm. Classically Georgian in shape, painted cream with a green front door and sash windows, it has the eye-catching symmetry so popular in this period. The owners extended the house to include a conservatory and hobby room as well as redecorating throughout, putting in new windows, installing solar panels and modernising where needed.





The road on which the house stands is relatively quiet except for farm traffic at harvest time and increased use on the school run. There is a large block paved drive with enough room for around four cars to park and a pair of sturdy wooden gates to the right which lead to more parking for around five cars. The front door opens straight into the attractive, light-filled triple aspect lounge. Attractively decorated with olive green walls and wallpaper, it has exposed beams and a wood burner in the fireplace. Light pours through the windows and the pair of French doors leading into the garden. The owners often use it when they have guests and it is particularly cosy in the winter. The staircase leads up from here to the first floor. Next door is the pretty snug in which the owners relax and watch TV in the evenings. The kitchen is decorated in cheerful colours with multi-coloured tiles, cabinets painted in duck egg blue and black granite worktops. The owners have spent a lot of time in Brittany and wanted to reflect the colour palette in their kitchen which is used a great deal for everyday meals and socialising. It has hosted many dinner parties and kitchen suppers and with its double cream coloured Rangemaster with extractor hood, Belfast sink, tiled floor and generous preparation and storage space, it is a cook's kitchen. The window looks directly into the conservatory next door and a pair of French doors open from the dining area into it. The conservatory is flooded with natural light and the owners enjoy their morning coffee here, looking out over the garden. There is a smart, contemporary shower room with a chrome heated towel rail and the hobby room has two skylights and a stable door leading to the garden. It also has a useful second sink and plenty of storage space.

### *Spacious First Floor*

For a house built over two hundred years ago, the rooms are surprisingly spacious and there is plenty of versatile accommodation. The staircase rises to the landing from which radiate five bedrooms and a family bathroom. The triple aspect principal bedroom has built in wardrobes and is flooded with natural light. The second and third bedrooms also benefit from fitted cupboards. The fourth and fifth bedrooms are small doubles and would make a wonderful child's nursery or playroom, or even a home office. Like the kitchen, the three piece family bathroom is decorated in Breton colours with cheerful yellow and blue tiles and tongue and groove panelling painted in pale blue. There is electric underfloor heating, a bath with a shower over and an electric towel rail and the whole room is sunny and inviting.



*A Warm Welcome*



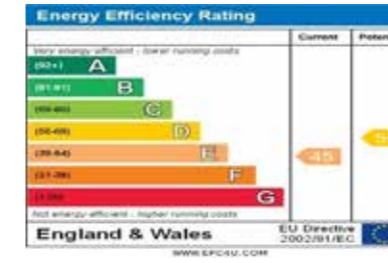
*“The conservatory is flooded with natural light and the owners enjoy their morning coffee here, looking out over the garden...”*



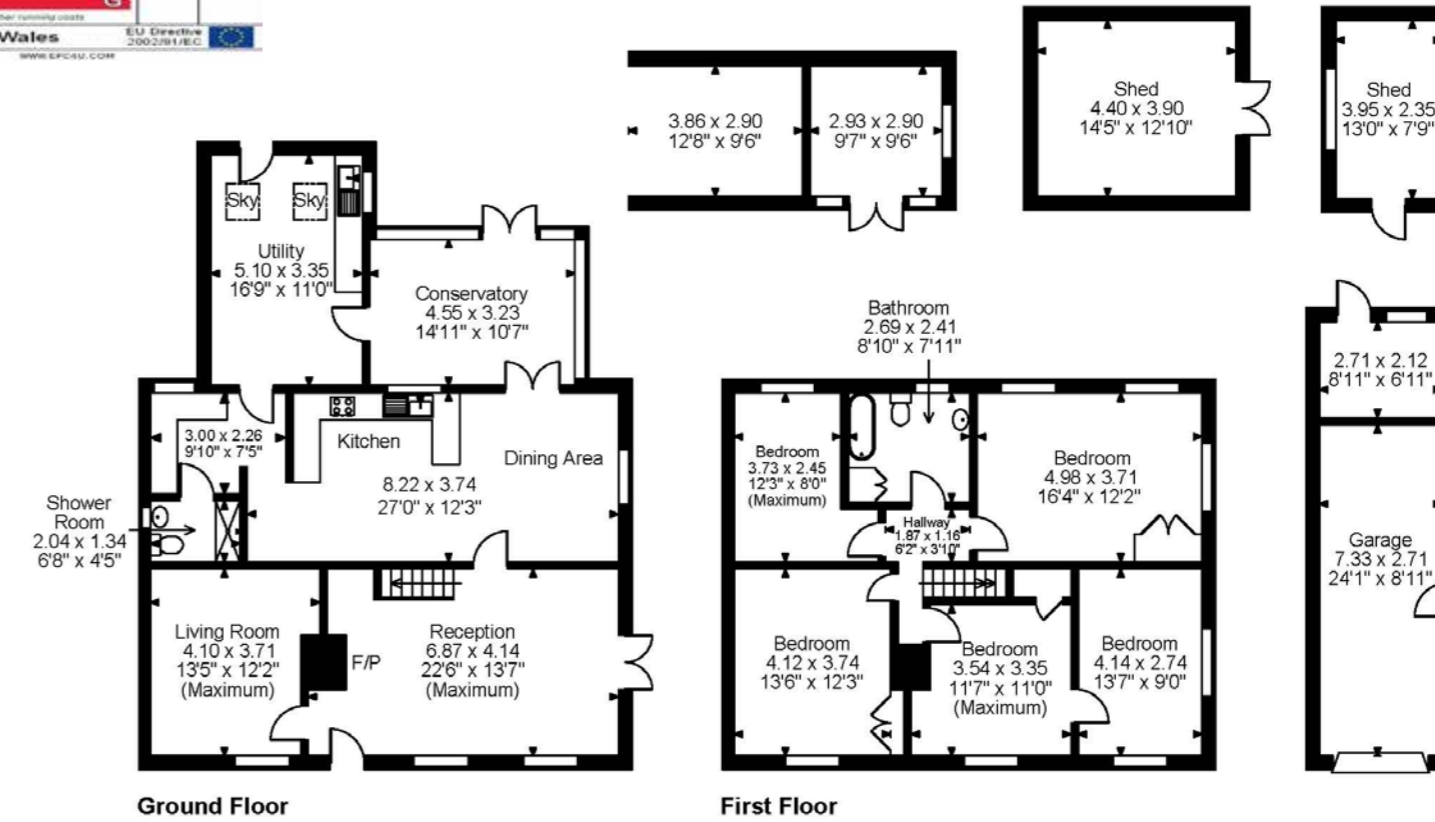
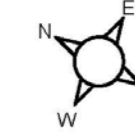
# LOCATION

The owners have added very greatly to the interest of their back garden by putting up several structures. There is a large block paved patio at the rear of the house, ideal for al fresco dining or a drink at the end of the day. The rest of the garden is laid to lawn and there are a number of mature and fruitful trees, including four apple trees, a crab apple, plums and a bullace (wild plum) tree. There is an open sided gazebo with seating which plays host to barbecues and summer parties. There are also two sturdy wooden sheds, ideal for storage and another wooden structure which currently houses the hot tub. The garage has power and light and, if desired, and with the correct planning permission in place, could be converted into a home gym or even a workshop and large home office. Next door is an integrated potting shed, ideal for keen gardeners. The owners have installed solar panels which bring in a good yearly income which will be transferred to the new owners. The house runs economically due both to these and to the efficient double glazing. The neighbours are extremely friendly and supportive and the owners are spoilt for choice for country walks. This is the ideal area for keen walkers, runners and dog walkers. The River Pant rises east of Saffron Walden and flows past Beazley End before running into the Blackwater near Braintree. It provides many beautiful walks with wildlife and woodland abundant all around. In a delightfully rural area but close to amenities and the bustling town of Braintree, this lovely Georgian house is a gem.

Essex is often thought of as a very densely populated county and certainly in parts, this is true. However, the northern region is a hidden gem, a patchwork of fields, woodland and arable land dotted with pretty little villages. The historic market town of Saffron Walden with its popular market, excellent high school, ancient buildings, majestic parish church and lively cultural scene is in this part of Essex and in spite of its rural charm, it benefits from excellent links by road and rail to London. Bisected by the M11 and with Stansted Airport an easy drive away, it also has regular fast trains running into Cambridge and London Liverpool Street. Ideal for families and commuters alike, it is also close to the border with Suffolk and its Heritage Coast.



**Approximate Gross Internal Area**  
**Main House = 2147 Sq Ft/199 Sq M**  
**Garage = 214 Sq Ft/20 Sq M**  
**Outbuildings = 564 Sq Ft/52 Sq M**  
**Total = 2925 Sq Ft/271 Sq M**



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